



## **CITY OF MORGAN HILL**

---

**17555 PEAK AVENUE, MORGAN HILL, CALIFORNIA 95037-4128 (408) 779-7247**  
**Website Address: [www.morgan-hill.ca.gov](http://www.morgan-hill.ca.gov) / Email: [General@ch.morgan-hill.ca.gov](mailto:General@ch.morgan-hill.ca.gov)**

---

### **PLANNING COMMISSION**

**TUESDAY, JUNE 26, 2001**

**CITY COUNCIL CHAMBERS  
CIVIC CENTER  
17555 PEAK AVENUE  
MORGAN HILL, CA**

#### **COMMISSIONERS**

CHAIR BARBARA SULLIVAN  
VICE-CHAIR PATRICIA MCMAHON  
COMMISSIONER GENO ACEVEDO  
COMMISSIONER ROBERT J. BENICH  
COMMISSIONER RALPH LYLE  
COMMISSIONER JOSEPH MUELLER  
COMMISSIONER CHARLES D. WESTON

**WORKSHOP - 6:00 P.M.**

**REGULAR MEETING - 7:00 P.M.**

#### **\*\*\* A G E N D A \*\*\***

#### **NOTICE TO THE PUBLIC**

*The following policies shall govern the conduct of the Planning Commission meetings:*

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
  - *Those supporting the application*
  - *Those opposing the application*

- Those with general concerns or comments
- Presentations are limited to 5 minutes.

**WORKSHOP DISCUSSION :**

1. **HOUSING TYPE DISTRIBUTION AND TERM FOR 2001-02 MEASURE ‘P’  
COMPETITION (FY 2003-04 BUILDING ALLOTMENT)**

**PUBLIC HEARING :**

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT  
CODE SECTION 54954.2 - SECRETARY REPORT**

**OPEN PUBLIC COMMENT PERIOD (5 MINUTES)**

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

**MINUTES:** June 12, 2001

**OLD BUSINESS:**

1. **HOUSING TYPE DISTRIBUTION AND TERM FOR 2001-02 MEASURE ‘P’  
COMPETITION (FY 2003-04 BUILDING ALLOTMENT)**

**Recommendation :** Adopt Resolution No. 01-49, with recommendation to forward to the City Council for approval.

2. **GENERAL PLAN AMENDMENT, GPA-98-02/ZONING AMENDMENT, ZA-01-06:  
CITY OF MORGAN HILL-GENERAL PLAN UPDATE AND REZONINGS** : This proposal involves a comprehensive update of the City's general plan. The Update involves reorganization and revisions to all but the Housing element of the existing General Plan. The update also includes a series of General Plan land use designation changes and rezonings. A draft Master Environmental Impact Report (EIR) has been prepared to evaluate the potential environmental consequences of the proposed Update to the City's General Plan and associated rezonings.

**Recommendation :** Adopt Resolution Nos. 01-37 (general plan amendment) and 01-38 (zoning amendment), with recommendation to forward to the City Council for approval.

3. **USE PERMIT, UP-01-02: KEYSTONE-MARTIN** : A request for approval of a conditional use permit to establish a mixed commercial (office) and residential use on a parcel at 20 Keystone Ave. in the CC-R, Central Commercial-Residential district. The project is the replacement of an existing single family dwelling with a two-story, 5,256 sq. ft., mixed office/residential structure. (APN 764-16-017)

**Recommendation :** Adopt Resolution No. 01-51 approving the use permit request.

4. **APPEAL OF PLANNING COMMISSION DENIAL OF AN EXTENSION OF TIME FOR VARIANCE APPLICATION, VAR-99-03: MONTEREY-VISION OF WRIGHT (OAK GLEN PLAZA)** : A request for a one-year extension of time on the approval of a variance from the minimum required rear yard setback for a proposed building addition to the existing Oak Glen Plaza commercial center. Applicant presenting a revised site plan that shows a reduced building area and increased setback from Wright Ave. which was not available to the Commission when the extension of the variance approval was first considered. The Council referred this matter back to the Planning Commission for reconsideration. The project is located at the southwest corner of Wright Avenue and Monterey Road in the CG, General Commercial district. (APN 764-13-075)

**Recommendation :**

- 1) Discussion; and
- 2) Should the Commission determine that the revised site plan would support an extension of the original variance approval, a Resolution will be brought back to the Commission for approval at the July 10, 2001 meeting; or
- 3) Should the Commission uphold its earlier denial of the extension of time, the matter would be referred back to the City Council for final resolution.

5. **USE PERMIT AMENDMENT, UPA-98-07: MONTEREY-IRISH CONSTRUCTION:**  
A request for approval to amend an existing conditional use permit to demolish an existing 2,000-sf office use within an 18,390-sf construction office and staging yard, and replace with a 3,976-sf office space. The subject site is located at the southeast corner of Monterey Road and Burnett Avenue. (APN 726-42-004 & -006)

**Recommendation :** Request to continue public hearing to the July 10, 2001 meeting.

**NEW BUSINESS :**

6. **ZONING AMENDMENT, ZA-00-21/SUBDIVISION, SD-00-19\DEVELOPMENT AGREEMENT, DA-00-13: NINA LANE-SHAW :** A request for approval of a tentative map, zoning amendment and development agreement for a 5-lot subdivision on a 2.5-acre parcel located on the west side of Nina Ln., north of Barrett Ave. and south of San Pedro Ave. in the R1-7000 RPD District. (APN 817-060-20)

**Recommendation :** Open public hearing and continue items to July 10, 2001 Meeting.

7. **USE PERMIT AMENDMENT, UPA-99-11: LLAGAS-SHADOW MOUNTAIN BAPTIST CHURCH :** A request for approval of an amendment to the conditional use permit to allow for the operation of a Jr. K-8th grade (60 students) private school at the existing facility located on the south east corner of the intersection of Llagas Rd. and Hale Ave. in the R-1 7,000 zoning district. (APN 764-21-005)

**Recommendation :** Open public hearing and continue item to the July 24, 2001 meeting.

**TENTATIVE UPCOMING AGENDA ITEMS FOR THE JULY 10, 2001 MEETING :**

- S Brown Act and Conflict of Interest Presentation
- S Madrone Water Tank Report
- S ZA-00-21: Nina Lane-Shaw
- S SD-00-19: Nina Lane-Shaw
- S DA-00-13: Nina Lane-Shaw
- S SD-00-10: Malaguerra-Mancias
- S DA-00-05: Malaguerra-Mancias

**ANNOUNCEMENTS**

**CITY COUNCIL REPORTS**

**ADJOURNMENT**

**SPEAKER CARD**

*OUTA SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.*

**NOTICE**  
**AMERICANS WITH DISABILITY ACT (ADA)**

*The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.*

*If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.*

**NOTICE**

***NOTICE IS GIVEN** pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.*

**NOTICE**

*The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.*

